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3348, 1010 Arbour Lake Road NW  
Calgary, Alberta

MLS # A2231423



\$304,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	571 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	Back Yard, See Remarks		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 363
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, See Remarks, Storage, Walk-In Closet(s)		

Inclusions:	N/A
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Wow!! Enjoy this spectacular, unobstructed views of the Mountains, Downtown skyline, COP, sunrises, sunsets, and even fireworks, all from the comfort of your top-floor home! This bright and welcoming 1-bedroom apartment features an ideal layout with vaulted ceilings, a cozy fireplace, breakfast bar, and in-suite laundry. The kitchen offers ample counter space and opens into a spacious living room that leads to your sunny south-facing balcony perfect for soaking in the incredible scenery. The bedroom includes a walk-in closet, and there's a full bathroom to complete the space. This unit also comes with a storage locker and surface parking. The well-maintained complex includes a social room, guest suite, bike storage, workshop, and plenty of visitor parking. Located just steps from Crowfoot Crossing, you're within easy reach of shops, restaurants, a movie theatre, all amenities, and the C-Train. Residents also enjoy exclusive access to the Arbour Lake Community Centre featuring a private lake park, paddle boats, fishing, tennis & pickleball courts, ice skating, and year-round community events. This is more than a condo — it's a lifestyle with a view!